

**NOTICE OF PUBLIC HEARING  
ORDINANCE No. 1800, SERIES 2020**

NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Louisville, Colorado, to be held on September 15, 2020 at the hour of 6:00 p.m., at the City Hall, 749 Main Street, in Louisville, Colorado, the City Council will hold a Public Hearing on the final passage and adoption of a proposed **ORDINANCE APPROVING A SECOND AMENDMENT TO THE ST. LOUIS PARISH AND COMMERCIAL PARK GENERAL DEVELOPMENT PLAN TO AMEND ALLOWED USES AND DEVELOPMENT STANDARDS.**

Published in the *Daily Camera* on September 6, 2020 with full ordinance.

**ORDINANCE NO. 1800  
SERIES 2020**

**AN ORDINANCE APPROVING A SECOND AMENDMENT TO THE ST. LOUIS  
PARISH AND COMMERCIAL PARK GENERAL DEVELOPMENT PLAN TO AMEND  
ALLOWED USES AND DEVELOPMENT STANDARDS**

**WHEREAS**, Ascent Community Church, the Archdiocese of Denver – St. Louis Parish, and Adrian Games are the owners of certain real properties totaling approximately 51.4 acres, which are comprised of three separate unplatted tracts located in the SW ¼ of Section 16, Township 1 South, Range 69 West and which are designated within the St. Louis Parish and Commercial Park General Development Plan (GDP) (the “Property”); and

**WHEREAS**, the Property is currently zoned Planned Community Zone District – Commercial (PCZD – C) and, permitted uses are set forth on the existing St. Louis Parish Commercial Park PCZD General Development Plan (GDP); and

**WHEREAS**, United Properties, on behalf of the owners, has submitted to the City a request for approval of an amended PCZD General Development Plan for the Property to amend allowed uses and development standards, which amended GDP is entitled St. Louis Parish and Commercial Park General Development Plan, 2<sup>nd</sup> Amendment and a copy of which is attached hereto as Exhibit A (the “St. Louis Parish and Commercial Park GDP 2<sup>nd</sup> Amendment”); and

**WHEREAS**, the St. Louis Parish and Commercial Park GDP, 2<sup>nd</sup> Amendment shall serve to identify the zoning, permitted uses and development for the Property and shall serve as the PCZD General Development Plan for the Property, in accordance with Title 17 of the Louisville Municipal Code; and

**WHEREAS**, the Louisville Planning Commission has held public hearings on the proposed St. Louis Parish GDP 1<sup>st</sup> Amendment for the Property on June 25, 2020 and August 13, 2020 and has forwarded a recommendation to the City Council to approve the St. Louis Parish GDP 1<sup>st</sup> Amendment with one condition:

- The applicant shall revise the application to provide for a minimum 55 foot building and

parking setback; and

**WHEREAS**, the City Council has duly considered the Commission's recommendation; and

**WHEREAS**, the City Council has held a public hearing on the proposed St. Louis Parish GDP 2<sup>nd</sup> Amendment and has provided notice of the public hearing as provided by law; and

**WHEREAS**, no protests were received by the City pursuant to C.R.S. §31-23-305; and

**WHEREAS**, the St. Louis Parish and Commercial Park GDP 2<sup>nd</sup> Amendment, subject to the following condition herein, is consistent with the City of Louisville 2013 Citywide Comprehensive Plan:

1. Prior to City execution and recording, the applicant shall amend the application to allow a minimum 55-foot parking setback.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:**

**Section 1.** The City Council of the City of Louisville hereby approves the St. Louis Parish and Commercial Park GDP 2<sup>nd</sup> Amendment for the property legally described in Exhibit A attached hereto (the "Property") and, pursuant to the zoning ordinances of the City, such Property is zoned Planned Community Zone District Commercial (PCZD-C) for the uses permitted in the St. Louis Parish and Commercial Park GDP 2<sup>nd</sup> Amendment for the Property, a copy of which St. Louis Parish and Commercial Park GDP 2<sup>nd</sup> Amendment is attached hereto as Exhibit A, subject to Section 2 hereof.

**Section 2.** The St. Louis Parish GDP 2<sup>nd</sup> Amendment shall be recorded in the Offices of the Boulder County Clerk and Recorder and the City zoning map shall be amended accordingly.

**INTRODUCED, READ, PASSED ON FIRST READING, AND ORDERED PUBLISHED** this 1<sup>st</sup> day of September, 2020.

Ashley Stolzmann, Mayor

ATTEST:

Meredyth Muth, City Clerk

APPROVED AS TO FORM:

Kelly, P.C.

City Attorney

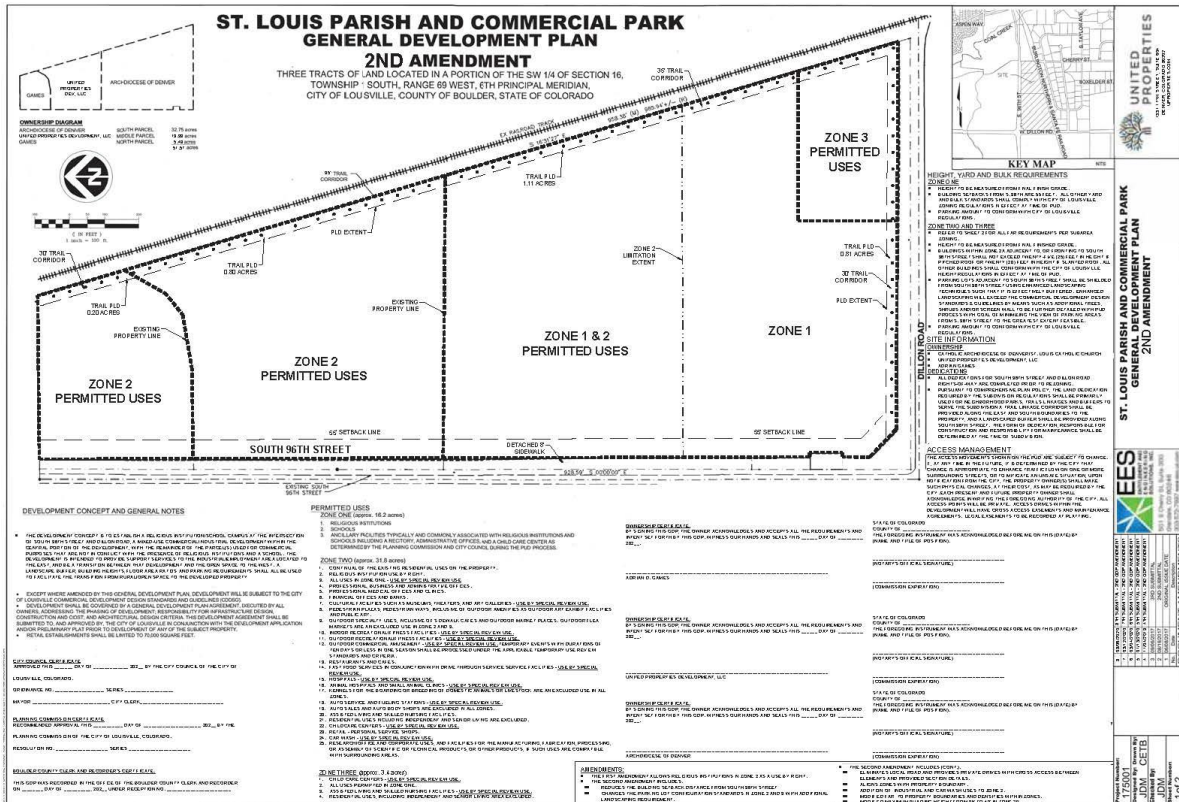
**PASSED AND ADOPTED ON SECOND AND FINAL READING**, this 15<sup>h</sup> day of September, 2020

Ashley Stolzmann, Mayor

ATTEST:

Meredyth Muth, City Clerk

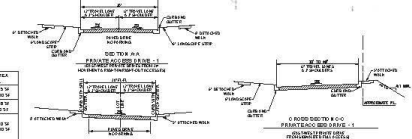
## Exhibit A



**2ND AMENDMENT**  
THREE TRACTS OF LAND LOCATED IN A PORTION OF THE SW 1/4 OF SECTION 16,  
TOWNSHIP 1 SOUTH, RANGE 69 WEST, 6TH PRINCIPAL MERIDIAN,  
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

PARISH AND COMMERCIAL PARK  
CENTRAL DEVELOPMENT PLAN  
2ND AMENDMENT[illegible]

Project Number	175001
Designed By: Drawn By:	JDM CETB
Checked By:	



SC-BACKS: FRONTING:	20' FROM BOTH SIDES, POST CODE 0 OTHERWISE 20' FROM BOTH SIDES, POST CODE 0 WITH ENHANCED LANDSCAPING FOR 10 FEET FRONTING, 20' SIDES, POST CODE 0 OTHERWISE
HEIGHT: AUXILIARY FLANK:	20' MAXIMUM 8' PAVED ROADS OR 20' 5' SLANTED ROADS 4' SIDEWALKS 6' PAVED GRASS SIDEWALKS 6' PAVED ROADS OR 20' SLANTED ROADS 4' SIDEWALKS 6' PAVED GRASS

SEPARATE	BY FISH WITH 5 FISH, PER CODE OF HERRING
SEPARATE	PER HERRING CODE
SEPARATE	40 HERRING WITH 1 FISH, 1 FISHED GRADE
SEPARATE	SUBJECT TO FISH ON HERRING

TABLES	
<b>PUBLIC LAND DEDICATION</b>	8.9 acres
<b>PROPOSED TRAIL DEDICATION</b>	2.62 acres
<b>DEFICIT</b>	32.4 acres

FAR DEVELOPMENT ALLOWANCE					
TYPE	AREA	FAR	ALLOWED FLOOR AREA	ZONE FLOOR AREA ALLOWANCE	
UNIFIED PROPERTY PARCEL	94,000 SF	ZONE 1A = 8.77 FAR ZONE 2B = 0.23 FAR	824,000 SF	ZONE 1A = 28,180 SF ZONE 2B = 5,000 SF	
GAMES PARCEL	205,000 SF	ZONE 1A = 8.77 FAR ZONE 2B = 0.23 FAR	1,804,500 SF	ZONE 1A = 59,350 SF ZONE 2B = 10,000 SF	
APPROX 80% OF DEVELOPABLE AREA	1,567,470 SF 200,000 SF	ZONE 1A = 8.77 FAR ZONE 2B = 0.23 FAR NO FAR IN DEVELOPABLE AREAS AT ZONE 1 LEVEL	13,680,000 SF	ZONE 1A = 438,000 SF ZONE 2B = 80,000 SF	
APPROX 80% OF DEVELOPABLE AREA	143,180 SF	0.20	28,636 SF	ZONE 1A = 29,000 SF	
		TOTAL	97,540 SF		

HOPE DESIGN WILL BE ENCOURAGED TO ESTABLISH CROSS-ACCESS TO ORIGIN ROOM

COMB 1	PER MUNICIPAL CODE
SECTIONS	PER MUNICIPAL CODE
STAIRS	BY MAXIMUM COMB 1 VAL CODE
HEIGHT	SHALL CONFORM WITH CITY OF LOUISVILLE ZONING REGULATIONS IN EFFECT AT TIME OF PAID
ARCHITECTURE	

CONCEPTUAL ROADWAY CROSS SECTION

- [illegible]